

PLANNING COMMISSION REPORT



MEETING DATE: October 13, 2004

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Optima Camelview Village - 17-ZN-2004

REQUEST

Request to modify the site plan and the stipulations of the approved Scottsdale Portales project on a 13.3 +/- acre parcel located at 7198 E Highland Avenue with Downtown/Regional Commercial Office Type 2 District, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO).

Key Items for Consideration:

- Proposal supports City's goals for residential development in the Downtown and the connection of Downtown districts.
- No amended development standards are proposed for the site.
- Encourages residents to live in the Downtown, which supports the live, play, and work environment.
- The proposal reduces trip generation by 60 to 70 percent from the originally approved development for this parcel.
- An underground parking structure of 1,300 parking spaces is proposed has instead of surface or structured parking.
- The height of the buildings is 65 ft. versus the approved 72 ft. for the previous hotel use.

Related Policies, References:

76-ZN-85, 76-ZN-85#4, and 51-UP-85

OWNER

Optima Camelview Village LLC
847-835-8400

APPLICANT CONTACT

John Berry
Beus Gilbert P L L C
480-429-3000

LOCATION

7198 E Highland Ave

BACKGROUND

Zoning.

The site is zoned Downtown/Regional Commercial Office Type 2 Planned Block Development, Downtown Overlay (D/RCO-2 PBD, DO). This district is intended to provide for large-scale development of office and commercial uses, regional shopping centers, and residential in mixed-use developments. The proposal is for a mixed-use development including primarily residential, and support office and retail uses.



General Plan.

This site is located within the Downtown Area and designated as Mixed Use Neighborhoods by the General Plan Land Use Element. The Downtown has its own Land Use Map that designates this site for Regional Commercial/Office development.

Context.

The site is located at the north end of the Downtown area (north of Fashion Square Mall), and is surrounded by the following zoning:

- **West of the Site:** Goldwater Blvd. borders the west property line and a vacant parcel that is a portion of the Portales Master Plan. Further beyond the vacant parcel is a Single Family Residential (R1-10) District with existing single-family residential houses.
- **North of the Site:** Goldwater Blvd. also borders the north property line and the Finova building, which is part of the Portales Master Plan. Beyond the Finova Building is a Single Family Residential (R1-7) District with existing single-family residential development.
- **East of the site:** Scottsdale Road borders the east property line. Beyond Scottsdale Road are a variety of uses including a hotel, office, and retail uses with Multiple-Family Residential (R-5), Commercial Office (C-O), and Central Business (C-2) Districts.
- **South of the site:** Highland Ave. borders the south property line. Beyond Highland Ave. are properties that include a gas station, motel, restaurant, and the Fashion Square Mall with the same (D/RCO-2 PBD) zoning category.

History.

On September 3, 1985, the City Council rezoned (case #76-ZN-85) 40 acres (Portales Site) located at the southwest corner of Chaparral Rd. and Scottsdale Rd. from Single Family Residential District (R1-7) to Downtown/Regional Commercial Office Type 2 Planned Block Development, (D/RCO-2 PBD). This zoning case was approved with 1,600,000 square feet of office, retail, hotel, and condominium uses as established in a master plan. The zoning stipulations require the site to develop in substantial conformance with the development program (including site plan, architectural concept, square footages, and use ratios).

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The applicant is requesting approval of a new site plan and stipulations for a new development project on a portion of the Portales Site. The new site plan will consist of 17.65 gross acres south and east of Goldwater Blvd. The proposal is a mixed-use development that includes primarily residential units, with some support office, and retail. Major features of the development include:

- 13 buildings, some inter-connected through above ground skyways
- Approximately 750 residential condominiums (total - 1,042,900 sq. ft.)
- Commercial including office, retail, and a spa (total - 33,000 sq. ft.)

- Active pedestrian walkway along the Marshall Way alignment
- 100% of the parking underground
- The heights of the buildings are lower along all the perimeter streets and higher in the interior of the site
- No amended development standards are proposed
- Access to the site will be from Ranchos Vista Drive and Highland Drive

Development information.

- *Existing Use:* Vacant parcel
- *Buildings/Description:* 13 buildings
- *Parcel Size:* 17.65 gross acres
- *Density Allowed:* 50 units per gross acre
- *Density Provided:* 42.5 units per gross acre
- *Building Height Allowed:* 65 ft. residential, 72 ft. hotel
- *Existing Building Height:* 65 ft. residential, no hotel
- *Floor Area Proposed:* 1.8

IMPACT ANALYSIS

Traffic.

Primary site access will be provided by Scottsdale Road, which is a six lane major arterial adjacent to the site. Rancho Vista Drive is a collector street that connects the proposed development's underground parking to Scottsdale Road. The development will also have a secondary vehicular connection from the underground parking area to Highland Avenue along the south side of the site. Highland Avenue provides access to Goldwater Boulevard for vehicles heading south or west from the site. Although the residents of the development will have vehicular access to both Rancho Vista Drive and Highland Avenue, the general public will not have an open connection through the site. This was a concern expressed by the residents north of the site, who do not want a direct connection from Chaparral Road to Highland Avenue through the Portales development.

There are existing traffic signals on Scottsdale Road at the intersections of Highland Avenue and Chaparral Road. The original development plan had provisions for future traffic signals at the intersection of Rancho Vista Drive and Scottsdale Road, and on Highland Avenue at the project entrance. It is anticipated that the Rancho Vista Drive and Scottsdale Road intersection will meet signal warrants with the addition of the traffic generated by this development. A traffic signal was installed at this intersection, but it has not been activated. The traffic signal on Highland Avenue will not be needed for vehicular access, but may warrant consideration to accommodate pedestrian access to and from Fashion Square Mall and the Marshall Way corridor to the south.

The development plan, comprised of approximately 750 dwelling units and approximately 33,000 square feet of retail area, is anticipated to generate an estimated 5,547 daily trips with 519 a.m. peak hour trips and 458 p.m. peak hour trips. This represents a significant reduction (60 to 70 percent) from the

originally approved development plan for these parcels, which included 252,461 square feet of hotel area, 155,010 square feet of retail area, and 642,990 square feet of office area. Overall, with the proposed development plan for this site and the approved plans on the remainder of the Portales parcels, the trip generation will be reduced by 40 to 50 percent from the Portales Master development plan that was approved in 1985.

Parking.

The office and retail components of the site require 160 parking spaces. The residential units in the project require 1,140 parking spaces. The applicant has provided a single-level underground structure with 1,300 parking spaces.

Economic Vitality.

Economic Vitality has indicated that this proposed residential project with some office and commercial will bring additional residents to downtown Scottsdale, in support of efforts to create a "24/7" downtown with a good balance of retail, office, tourism, cultural, and residential. There will continue to be opportunities on the site for additional office space development, as the market dictates, and this project will also provide for a wide variety of residential product. There is an existing Development Agreement in place on this site, but this development does not meet the requirements of that agreement, thus negating any City obligations.

Schools District comments/review.

The Scottsdale Unified School District has been notified of this proposal. The school district has indicated there are adequate school facilities to accommodate the projected number of additional students generated by the proposed project (See Attachment #7).

Policy Implications.

The Downtown Plan proposes uses and design recommendations for the development of Downtown. The development/revitalization of Downtown Scottsdale, connecting Downtown Districts together, and providing residential housing opportunities are three important goals for the City. The proposed project meets these goals by developing a vacant parcel, creating an open active pedestrian connection through the site, and providing residents the opportunity to live within Downtown. The proposal will enhance Downtown Scottsdale's efforts to provide a live, work, and play environment. The project is adjacent to office and a variety of retail opportunities and includes on-site, support retail and office. The pedestrian walkway through the site continues the Marshall Way connection throughout the Downtown and provides a variety of uses to help keep the area active, thereby meeting the goals and objects of the Downtown Plan.

Community Involvement.

The applicant has a complete Citizen Review Report (See Attachment #8). All registered homeowners within 750 ft. of the site were notified of the open house and sent information regarding the project. The open house meeting was conducted by the applicant on August 11, 2004 at the Community Design Studio. Fifteen (15) citizens from the community attended the meeting asking

questions about the proposed project, some signed a support petition. During the meeting the applicant introduced the project and answered all citizen questions regarding the differences between the previously approved development and the proposed development. Staff has received several phone calls from neighbors and the concerns expressed were related to traffic in the area, the density of the project, and the massing of the buildings. Staff explained to each citizen that new proposal reduces the traffic from 60% to 70% compared to the original development for this parcel, the residential density of the project meets development code standards, and the buildings will be stepped back from the streets as indicated by the building setback requirements of the zoning ordinance.

Community Impact.

The zoning for this site was originally approved in 1985. The original development for this site included a 300-room hotel at 350,000 sq. ft., 150,000 sq. ft. of retail, 850,000 sq. ft. of office, and a parking structure with 4,100 spaces. Since then, significant changes have occurred in the market and in the development of Downtown. The new site plan eliminates a majority of the more intense traffic related uses including the hotel, 78% of the office/retail square footage, and 2,800 parking stalls. The traffic study has indicated that the trip generation for the site will be reduced by 40 to 50 percent from the Portales Master development plan that was originally approved in 1985. The visual appearance of the site, height, has also been reduced from the approved 72 ft. to 65 ft. due to the elimination of the hotel. The project provides an underground parking structure that eliminates surface parking originally approved. The underground parking allows for more open space, pedestrian areas, and landscaping throughout the site plan. The proposal increases the density originally proposed for the site, but also reduces the non-residential intensity of the site.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)


Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Bill Verschuren
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E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY


Bill Verschuren
Report Author


Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. School District Correspondence
8. Citizen Involvement
9. City Notification Map
10. Site Plan

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE, ARIZONA

Introduction

Scottsdale is a relatively young American city with a human scale that, architect David Hovey believes, should be celebrated. Camelview will incorporate Scottsdale's local character and history, the Valley of the Sun desert environment and contemporary life. The project is an opportunity to develop attractive and unique design solutions for the following question: How can the city's urban and natural landscapes be woven together to create an open, pedestrian-friendly development that maximizes desert and mountain views? The result will be innovative architecture balancing local traditions with twenty-first century housing requirements and should become an Arizona landmark destination.

Site Plan Modification Request

Optima's enthusiasm for the City of Scottsdale's natural and built environments, as well as its respect for neighboring homeowners and businesses, is reflected in the site's planning and design. The site was previously approved for a 300-room hotel at 350,000 sf; 150,000 sf retail; 850,000 sf office space; and a 4,100 car parking structure. Development area under Optima's proposal would decrease by 200,000-plus sf and there would be 2,835 less cars, thereby alleviating both density and traffic impact considerably through Camelview's requested site plan modification. In addition, open landscaped space would increase by 25%. The development will fully comply with all existing zoning provisions for the property including the 65-foot height limit for residential multifamily buildings that is less than the 72-foot limit approved for a hotel.

Camelview is a mixed-use development with 750 residential units in thirteen buildings and 38,000 sf retail space on a 13.3 acre site in Scottsdale, Arizona bounded by East Highland Avenue to the south, Scottsdale Road to the east and Goldwater Boulevard to the north. The site is situated between the dominant Camelback Mountain to the northwest and the regional Fashion Mall immediately to the south.

General Project Description

Camelview's recessed grand courtyard centered on a reflecting pool will offer pedestrian relief from the desert sun for residents and the public. "When you look back at the native communities in Arizona, each house was a combination of interior space and exterior courtyard, where the courtyard offered shelter from the harsh elements of the desert, provided shade in the summer, and created a shield from wind in the winter," says Hovey. "I want to provide a form of shelter by using outdoor space – not just covered shelter but shelter as defined space from the desert, the animals, the climate." Like civic courtyards from the classical eras of great cultures, the grand courtyard provides a focal public space for community gathering. Entrances to the parking garage, which is located entirely below grade, and to a portion of the retail space are accessed off the grand courtyard. Ancillary courtyards will be located within each individual residential building, some public and some private.

In addition to courtyards, Hovey's awareness of local climate and historic architecture impelled the inclusion of terraces as well. A terrace had numerous functions in Native American homes such as a semi-private greeting area and extension of living space. Today, terraces are a prized amenity in multifamily buildings. Since each residential unit will have its own terrace, the buildings are required to step back thus forming a Mesoamerican-type pyramid with a maximum building height of sixty-five (65) feet to retain the Scottsdale human scale. One of Camelview's distinguishing features will be an undulating rhythm achieved through the composition of expanding and subsiding volumes similar to Camelback Mountain's silhouette.

Pedestrian passageways, covered walkways and arbors will punctuate the multi-tiered buildings. The grand courtyard and parking garage will be carved into the earth. Three- and -four story "skybridges" will connect the thirteen buildings overhead. Light and life will permeate Camelview's spatial voids. From all elevations and views, a virtual lattice-like sculpture emerges with provocative positive space and negative space patterning.

Camelview will also provide Scottsdale with a unique aesthetic for multifamily development. The design looks to the future while responding to the city's character and lifestyle. The terracing of Camelview creates horizontal roof and floor lines that will firmly weave the buildings into the landscape while striving to be the most vital contemporary architecture in the Southwest.

With glass and concrete as its primary materials, the façade will reflect a wash of light desert greens, ambers, and ochres. The combination of pared-down form and material will allow Hovey to create large, open spaces minimally enclosed with opaque, transparent and louvered surfaces. Buildings themselves will be laid bare as they project into the interior space and extend into the surrounding environment. Views of majestic Camelback Mountain will be maximized.

Respect for the desert will also be evident in Camelview's grade level landscaping filled with an abundance of native plant materials. Pedestrians – both residents and the public alike -- will meander through, under and around the site's park-like environs as they absorb breathtaking desert and mountain views. All of Scottsdale and its visitors will be welcome to share this architecturally significant world-class destination that will inspire on a human scale along its passageways, courtyards and living spaces.

Green Architecture

All residential buildings will feature a green ecoroof system providing the following benefits: cleansing of airborne toxins; recycling of nutrients; air re-oxygenating; stormwater management; protection of the roof from ultraviolet light; reduction of noise transmission into building; increased energy efficiency; and decreased temperatures in the "urban heat island" effect. Landscaping is maintained by the homeowner's association to ensure the health and appearance of plant material.

Company History

Optima, Inc. was founded in 1978 by David C. Hovey to purchase land, design, construct, market and manage residential and commercial buildings and Optima DCH, Inc. was established in 2002 to perform these same functions for real estate developments in Arizona. Both companies are strongly oriented toward seeking long-range solutions for housing, office, and commercial space needs by developing quality products in excellent locations with careful attention to details and construction. Optima's underlying philosophy is to maximize the value given to customers by developing efficient and economical residences that are distinctive and elegant in their aesthetics.

In its 26 years in business Optima has undertaken the development, construction, marketing and management of projects ranging from \$500,000 to \$250,000,000. The most recent Arizona project and the first Optima, DCH, Inc. multifamily development in Arizona is Optima Biltmore Towers, a 233-unit condominium building in Phoenix. Fifty-percent (50%) of the residential units have sold less than four months after breaking ground and initiating sales in April 2004. With all of the prior developments, Optima has handled every aspect of design, construction, financing, marketing, and management. The company currently possesses the depth of experience and skills as a result of successfully completing similar projects and is superbly positioned to develop a luxury residential project in Scottsdale.



Optima Camelview Village

17-ZN-2004

ATTACHMENT #2

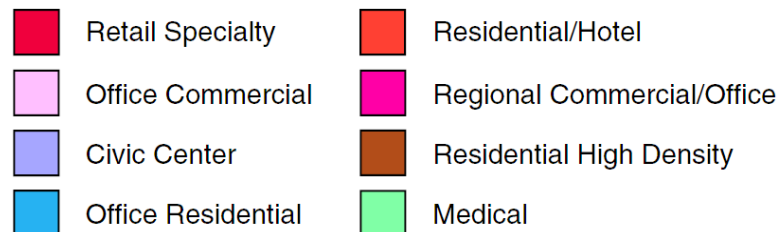
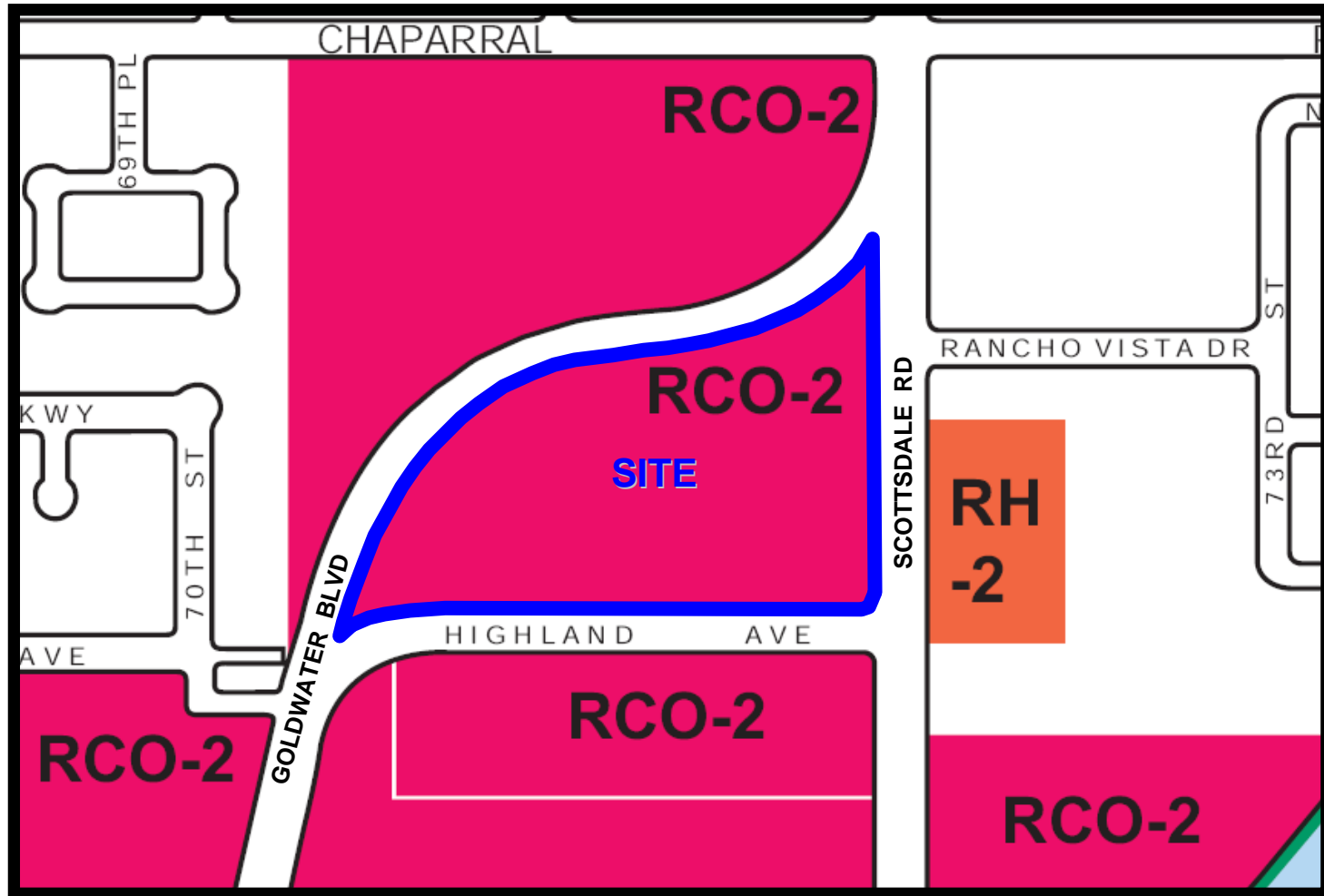


Optima Camelview Village

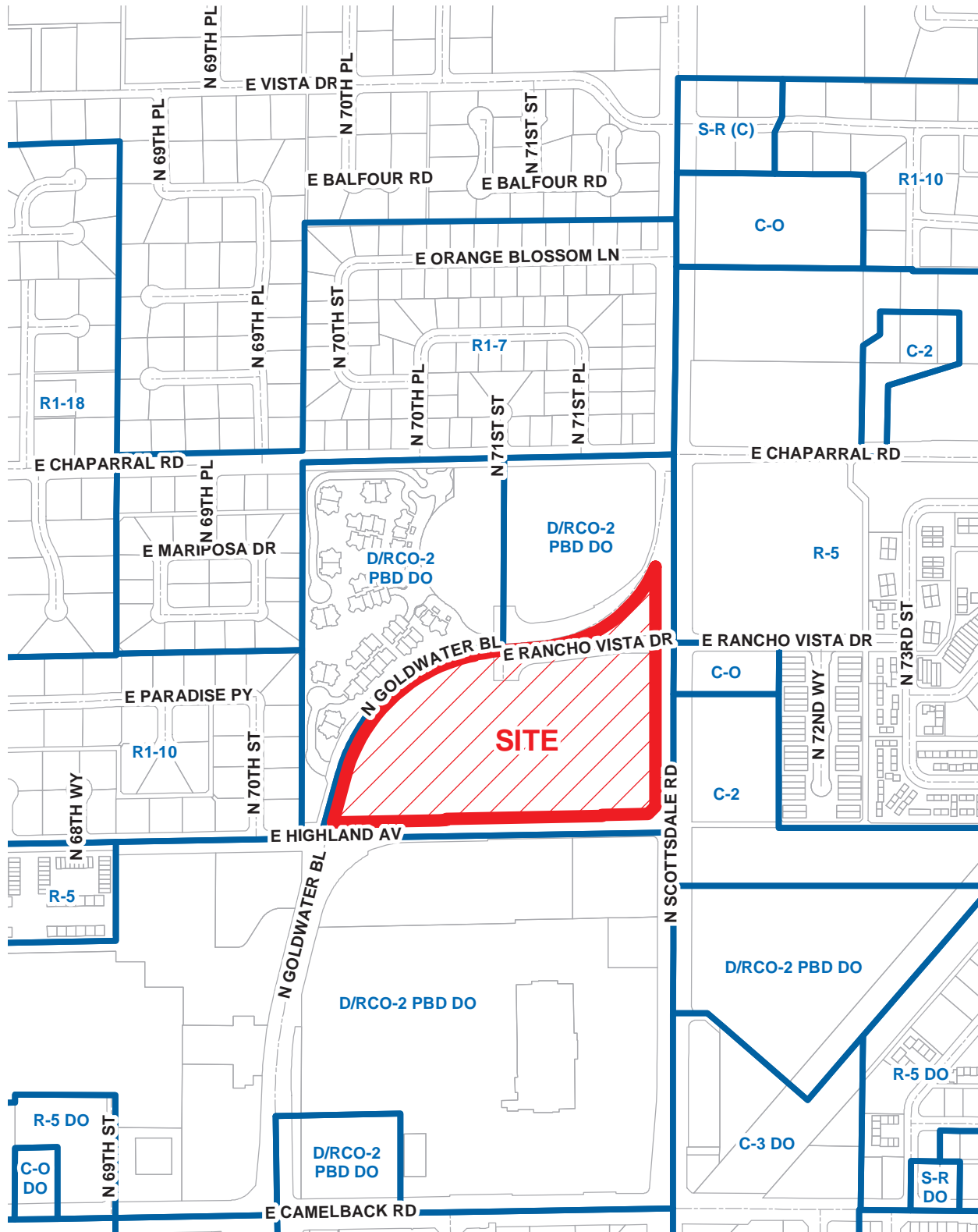
17-ZN-2004

ATTACHMENT #2A

Downtown General Plan



17-ZN-2004
ATTACHMENT #3



17-ZN-2004

ATTACHMENT #4

STIPULATIONS FOR CASE 17-ZN-2004

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO SITE PLAN.** Development shall conform to the site plan submitted by David Hovey and Associates Architect, Inc. and dated 9/17/2004. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **PEDESTRIAN CONNECTION.** With the Development Review Board submittal, the developer shall submit a plan to locate commercial/office uses within the Marshall Way Mixed Use Pedestrian Connection to the satisfaction of Planning and Development Services staff.
3. **MAXIMUM DWELLING UNITS.** The number of dwelling units on the site shall not exceed 750 without subsequent public hearings before the Planning Commission and City Council.
4. **DEVELOPMENT STANDARDS.** All improvements on the subject site shall comply with the Schedule B site development standards of the City of Scottsdale Zoning Ordinance.
5. **BUILDING HEIGHT.** With the Development Review Board submittal, the developer shall submit documents to demonstrate conformance to the Downtown (D) District Schedule B Site Development Standards for Building Height, to the satisfaction of Planning and Development Services staff.
6. **ENCROACHMENTS INTO THE INCLINED STEPBACK.** With the Development Review Board submittal, the developer shall submit documents to demonstrate conformance to the Downtown (D) District Schedule B Site Development Standards for Encroachments Beyond the Inclined Stepback Plane, to the satisfaction of Planning and Development Services staff.
7. **FLOOR AREA RATIO -** Subject to the establishment and maintenance of qualifying facilities and uses, the subject site is granted floor area ratio bonuses for underground parking (0.3), Planned Block Development (0.1), Special Improvements (0.2), and residential use (0.4).

DRAINAGE MASTER PLAN

1. **UPDATE MASTER DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit an update to the Scottsdale Portales Master Drainage Report and plan that was approved by Stormwater Management Planning staff on 4/26/99 since the proposed development is located within the master-planned development. The update to the master drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the update to the master drainage report and plan shall:
 - a. Clarify both off-site and on-site drainage characteristics, and existing and proposed infrastructure for the Scottsdale Portales project.
 - b. Clarify how the drainage designs for the proposed Optima Camelview project conform to the master drainage report for the Scottsdale Portales project.
 - c. Provide documentation that the proposed 36-inch storm drain line to be constructed in Highland Avenue has adequate capacity since the narrative in the approved master drainage report and the Portales Master Drainage Plan (Fig. 1 in the approved master plan) indicates that a 42-inch storm drain line would be constructed within Highland Avenue to serve the project.
 - d. Include a complete description of requirements relating to project phasing.

- e. Identify the timing of and parties responsible for construction of all storm water management facilities.
2. **MASTER DRAINAGE REPORT COPIES.** Before the updated master drainage report is approved by the Stormwater Management Planning Department, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete updated master drainage report.
3. **UPDATED MASTER DRAINAGE REPORT APPROVAL.** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the updated master drainage report.

CIRCULATION

1. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Scottsdale Road – There shall be no direct site access to Scottsdale Road.
 - b. Highland Avenue – At a minimum the site shall have direct site access to Highland Avenue from the parking garage to provide access for westbound travel out of the site and eastbound access into the site. The design and location of this connection shall be reviewed and subject to approval by the Transportation Department at the time of Development Review Board application.
 - c. Rancho Vista Drive – There shall be no direct site access to Rancho Vista Drive except via the extension of Portales Place into the site. The applicant shall dedicate a one-foot wide vehicular non-access easement on this street along the property frontage.
 - d. Goldwater Boulevard - There shall be no direct site access to Goldwater Boulevard. The applicant shall dedicate a one-foot wide vehicular non-access easement on this street along the property frontage.
2. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on Highland Avenue to remove the existing median opening located approximately 200 feet west of Scottsdale Road to the satisfaction of city staff.
3. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. The plan shall identify improvements to the Marshall Way Mixed Use Pedestrian corridor through the center of the site that connects the commercial development south of Highland Avenue to the Portales development north of the site, particularly at the street crossings of Highland Avenue and Rancho Vista Drive.
4. **TRAFFIC SIGNAL PARTICIPATION.** Before issuance of any building permit for the site, the developer shall pay to the city 100% of the design and construction costs, as determined by city staff, for the installation of a future traffic signal at the intersection of Highland Avenue and Portales Place.
5. **TRANSIT FACILITIES.** Before any certificate of occupancy is issued for the site, the developer shall construct a transit stop facility (shelter, bench and trash can) on Scottsdale Road south of Rancho Vista Drive. The design and location of these facilities shall be subject to city staff approval before any final plan approval.

ADDITIONAL INFORMATION FOR CASE 17-ZN-2004

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent uses,
 - b. improvement plans for common open space, common buildings and/or walls, and amenities,
 - c. internal pedestrian connections and connections from the adjacent developments to the site,
 - d. the height of the buildings.
2. DENSITY AND DEVELOPMENT CONTINGENCIES. The approved development program (including intensity), and density may be decreased due to drainage issues, topography, and other site planning concerns, which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
5. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
6. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
7. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained the waiver approval.
1. BASIS OF DESIGN REPORT (WATER and SANITARY SEWER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design

report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location, size, condition and availability of existing water lines, water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - c. Identify the timing of and parties responsible for construction of all water and sanitary sewer facilities.
 - d. Include a complete description of requirements relating to project phasing.
1. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
 2. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.
1. **DUST CONTROL PERMITS.** Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD
SUITE 6000
SCOTTSDALE, ARIZONA 85251-7630
(480) 429-3000
FAX (480) 429-3100

SUSAN E. DEMMITT
DIRECT (480) 429-3064

EMAIL: SDEMMITT@BEUSGILBERT.COM

78202-0001

July 26, 2004

VIA REGISTERED MAIL

Dr. Barbara Erwin
Superintendent
Scottsdale Unified School District #48
3811 N. 44th Street
Phoenix, AZ 85018

**Re: School District Determination of Adequate Facilities
City of Scottsdale Case # 335-PA-2004
Northwest Corner of Scottsdale Road and Highland Avenue**

Dear Dr. Erwin:

This letter is being sent to you pursuant to the City of Scottsdale Zoning Code (Ordinance 455), Article I., Administration and Procedures, Section 1.1500, Collaborative City and School Planning.

Please be advised that we are submitting a rezoning application that would change the zoning classification from non-residential to residential resulting in greater residential densities allowed for property located at the northwest corner of Scottsdale Road and Highland Avenue.

The subject property, with 13.3 gross acres, is currently zoned D/RCO-2 with specific approval for office and retail development. This request proposes to maintain the D/RCO-2 zoning category, but allow development of a retail and residential project that would result in 750 residential units and 38,000 square feet of residential space. There are currently no residential units approved on the subject property. Approval of this application will result in a net increase of 750 residential units.

ATTACHMENT #7

17-ZN-2004
7-26-04

For your reference, I have enclosed a detailed project narrative, location map, site plan and the Determination Form required by the City per the above Ordinance. I would be happy to schedule a meeting with you to discuss the above proposal in more detail. Please feel free to contact me at 480-429-3064.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Demmitt', with a long horizontal flourish extending to the right.

Susan Demmitt
Planning Consultant

Enclosures



City of Scottsdale
Current Planning Services

SCHOOL DISTRICT
Determination of Adequate Facilities

City of Scottsdale Project Number: 335-PA-2004 Area in gray to be completed by Applicant
 Project Name: OPTIMA CAMELVIEW VILLAGE
 Project Location: NWC SCOTTSDALE RD & HIGHLAND AVE
 Applicant Name: JOHN BERRY, BEUS GILBERT Phone: 480 429 3003
 Applicant E-mail: johnb@beusgilbert.com Fax: 480 429 3100

School District: Scottsdale Unified

I, Williams Johnson, hereby certify that the following determination has been made in regards to the above referenced project:

- ☒ The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of attendance areas for elementary, middle and high schools for this location
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Williams Johnson
Superintendent or Designee

9.29.04
Date

Planning and Development Services

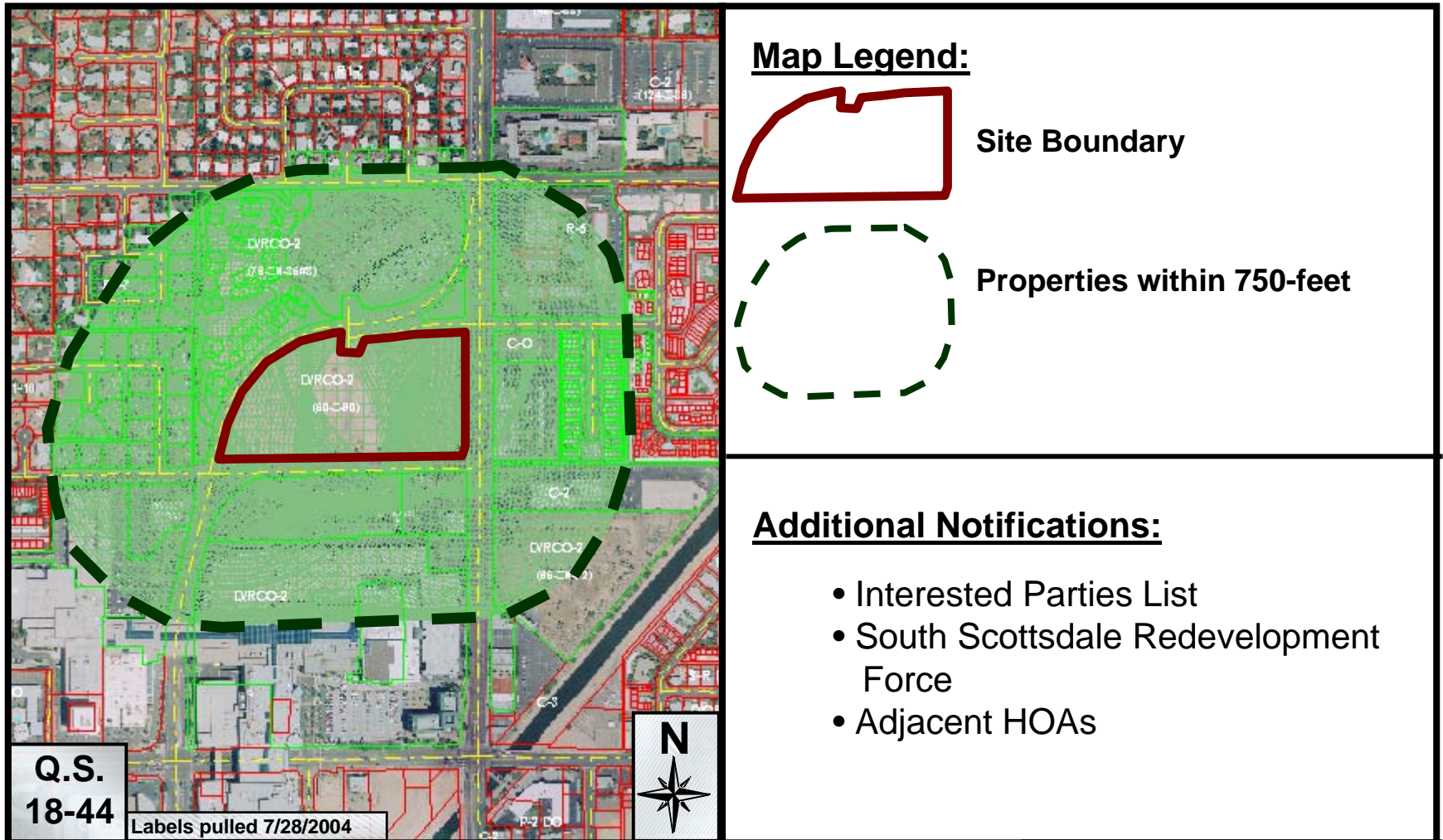
7447 E Indian School Road, Suite 105
 Scottsdale, AZ 85251
 Phone: 480-312-7000 • Fax: 480-312-7088

Optima Camelback Village 17-ZN-2004

Attachment #8. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Optima Camelview Village

17-ZN-2004

ATTACHMENT #9

- LEGEND**
- GREENSCAPE
 - CONDOMINIUMS
 - OFFICE
 - SPA
 - PEDESTRIAN CONNECTION
 - V.T. = VISIBILITY TRIANGLE

